

Boston Redevelopment Authority

Boston's Planning & Economic
Development Office

Martin J. Walsh, *Mayor*
Timothy J. Burke, *Chairman*
Brian P. Golden, *Director*

One City Hall Square
Boston, MA 02201-1007
Tel 617-722-4300
Fax 617-248-1937

April 12, 2016

RECEIVED
CITY CLERK'S OFFICE

2016 APR 12 P 2:34

BOSTON, MA

Ms. Maureen Feeney, City Clerk
City Hall, Room 601
Boston, MA 02201

Dear Madam:

Notice is hereby given in accordance with Section 23B of Chapter 39, as Amended, of the General Laws; and, with Section 20b of Chapter 30A of the General Laws, that the meeting of the Boston Redevelopment Authority will be held at 3:30 P.M. on Thursday, April 14, 2016 at the Boston Redevelopment Authority in the Kane Simonian Room, Room 900, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

**BOSTON REDEVELOPMENT AUTHORITY
APRIL 14, 2016 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 3:30 P.M.**

MINUTES/SCHEDULING

1. Approval of the minutes of March 17, 2016.
2. Request authorization to schedule a Public Hearing on May 12, 2016 at 5:30 p.m., or at a date and time to be determined by the Director, to consider a First Amendment to the Development Plan for Planned Development Area No. 59-the former Immaculate Conception Church located at 771 Harrison Avenue in the South End.
3. Request authorization to schedule a Public Hearing on May 12, 2016 at 5:40 p.m., or at a date and time to be determined by the Director, to consider the Development Plan for Planned Development Area No. 103 - South Bay located in Dorchester and to consider the South Bay Project as a Development Impact Project.
4. Request authorization to schedule a Public Hearing on May 12, 2016 at 5:50 p.m., or at a date and time to be determined by the Director, to consider an Amended and Restated Master Plan for the Planned Development Area No. 94 and the Phase 3 Development Plan with the Planned Development Area No. 94-Bartlett Place in Roxbury.

PLANNING AND ZONING

5. Board of Appeal



CERTIFICATE OF COMPLETION

6. Request authorization to authorize the Director to execute Certificates of Completion for Article 80B Large Project:
Parcel C of Fan Pier located at 22 Liberty Drive, South Boston
25 Miner Street, Fenway

LICENSE/LEASE AGREEMENT

7. Request authorization to the assignment of the Building 33 Lease from Building 33 LLC to 33 Navy Yard, LLC.

REQUEST FOR PROPOSALS

8. Request authorization to enter into a Maintenance Service contract with Capital Contractors, Inc. for the Downtown Waterfront Maintenance Services Program for 2016, with a two-year option until 2018, in an amount of \$75,000 yearly.
9. Request authorization to advertise a public bid for the construction of Mechanical System Improvements at the China Trade Building located at 2 Boylston Street.
10. Request authorization to execute a general construction contract with SPS New England, Inc. for the Marine Infrastructure Improvements to Pier 4, Pier 10 at Drydock 5 & Pier 11 in the Charlestown Navy Yard and Pier 5 in the Raymond L. Flynn Marine Park, in an amount not to exceed \$1,577,550.00.
11. Request authorization to issue a Request for Proposals for consultant services to perform a Nexus study of the Development Impact Project Exactions under Article 80B of the Boston Zoning Code.

REDEVELOPER DESIGNATION/EXTENSION

12. Request authorization to extend the Tentative Designation of P-3 Partners, LLC as redeveloper of a portion of Parcel P-3 and a portion of P3-h in the Campus High School Urban Renewal Area.

LAND DISPOSITION AGREEMENTS

13. Request authorization to enter into an Amended and Restated Land Disposition Agreement to allow Parcel 15 in the Kittredge Square Urban Renewal Area located at 23 Linwood Street to be used for three units of rental housing.
14. Request authorization to Terminate the existing Land Disposition Agreement and to enter into two Land Disposition Agreements to allow Parcel R-28C in the Charlestown Urban Renewal Area located at 29 Cook Street to be used for a single family house and a two-unit residential condominium.

**ARTICLE 80 DEVELOPMENT/IDP
NOT OPEN TO PUBLIC TESTIMONY**

Dorchester

15. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 14 condominium units with 2 IDP units and 21 parking spaces located at 85-93 Willow Street; to recommend approval to the Board of Appeal for necessary zoning relief; and, to take all related actions.
16. Request authorization to adopt the Third Report and Decision Amendment to the AdTemp Apartments Chapter 121A Project, which involves the transfer of approval from AD/Temp Dorchester limited Partnership to AT-Dorchester Limited Partnership' and approval of all related matters.

Washington Park

17. Request authorization to adopt a Minor Modification to the Washington Park Urban Renewal Area for Parcel H-7 and Parcel I-4 to allow school use; to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the renovation of the former Roxbury Comprehensive Health Center to the Bridge Boston Charter School located at 244 Townsend Street; to enter into a Land Disposition Agreement; to recommend approval to the Board of Appeal for necessary zoning relief; and, to take all related actions.

Brighton

18. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of the 31 North Beacon Street Mixed Use Development consisting of 20 rental units, with 3 IDP units, 2,170 square feet of ground floor retail and a parking garage; to recommend approval to the Board of Appeal for necessary zoning relief; and, to take all related actions.
19. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B-6 of the Zoning Code for the construction of the Parsons Crossing 425 Washington Street Mixed Use Development consisting of 54 residential units, with 7 IDP units, 14,200 ground floor retail space including a bank and an urban grocery store and 125 parking spaces; and, to take all related actions.
20. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of 20 residential units, with 3 IDP units, 1,774 square feet of ground floor commercial space and 26 garaged parking spaces located at 24-26 Hichborn Street; to recommend approval to the Board of Appeal for necessary zoning relief; and, to take all related actions.

Allston

21. Request authorization to issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d) of the Zoning Code for the Harvard University Soldiers Field Park House Complex Renovation project upgrading the safety systems, installation of energy-efficient plumbing and lighting fixtures; and, to take all related actions.

South Boston

22. Request authorization to issue a Certification of Approval in accordance with Article 80E, Small Project Review of the Zoning Code for the construction of the O'Connor Way Elderly Housing development consisting of 47 affordable units located at 5 Major Michael J. O'Connor Way; to recommend approval to the Board of Appeal for necessary zoning relief; and, to take all related actions.

Back Bay

23. Request authorization to issue a Determination under Section 80A-6 of the Zoning Code approving the Notice of Project Change for the 40 Trinity Place project consisting of 146 residential units with 7 IDP units, 100 off-site parking spaces, 154 hotel rooms, parking spaces and a reduction in the FAR; and, to take all related actions.

Charlestown Navy Yard

24. Request authorization to approve the Notice of Project Change for the Ropewalk Complex, including Buildings 58 and 60 in the Historic Monument Area, submitted by Frontier Enterprises, Inc. increasing the square feet to the Ropewalk Museum, an increase to 97 residential units, with a decrease in bedrooms, with 20 IDP units; and to take all related actions.

PUBLIC HEARINGS OPEN TO PUBLIC TESTIMONY

25. 5:30 p.m.: Request authorization to issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Zoning Code approving the Third Institutional Master Plan Amendment to the Boston University Charles River Campus 2013-2023 Institutional Master Plan by adding 1047 Commonwealth Avenue as a Proposed Institutional Project; to petition the Zoning Commission for approval of the Third IMP Amendment; to issue a Determination under Section 80A-6 of the Zoning Code approving the Second Notice of Project Change for the 1047 Commonwealth Avenue Project for a temporary lease and delay to the Affordable Rental Housing Agreement during the renovation of Myles Standish Hall and Annex; and, to take all related actions.
26. 5:40 p.m.: Request authorization to adopt the Report and Decision for the Cote Village Chapter 121A Project located on Cummins Highway and Regis Road in Mattapan; to issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d) of the Zoning Code for construction of 76 residential units, with ground floor commercial space, community room, 12,000 square foot public plaza and 84 parking spaces; and, to take all related actions.

27. 5:50 p.m.: Request authorization for approval of the Housing Creation Proposal submitted by Children's Hospital and Mission Hill Neighborhood Housing Services committing up to \$1,340,000 in Housing Linkage Funds for the development of the MHNHS Parcel 25 Phase One Project consisting of 40 "green" affordable rental family apartments, 1,250 square foot community room, community-oriented retail space, the new office headquarters for MBHP and 53 parking spaces; and, to take all related actions.
28. 6:00 p.m.: Request authorization to issue an Adequacy Determination, pursuant to Section 80D-5.4 and 80D-9.1 of the Zoning Code approving the Institutional Master Plan Amendment for the First Amendment to the 2013 Institutional Master Plan for Harvard University's Campus in Allston, Science and Engineering Complex; to petition the Zoning Commission for approval of the First Amendment and the associated map amendment; to approve the Science and Engineering Complex including the District Energy Facility as a Development Impact Project; and, to take all related actions.
29. 6:10 p.m.: Request authorization to approve the Sixth Amendment to the Development Plan for Planned Development Area No. 78 for the Seaport Square Block M Project, South Boston for design changes to the buildings massing the project consists of 735 residences with 23 on-site and 83 off-site IDP units; 125,000 square feet of retail/commercial space and 560 garaged parking spaces; and, to take all related actions.

ADMINISTRATION

30. Request authorization to adopt certain procedural changes relative to the BRA's exercise of its urban renewal powers; to rescind the Resolution that was adopted by the BRA Board on December 10, 2015 related to modifications to certain urban renewal plans to extend said plans in order to continue Boston's community development; to adopt a new Resolution dated April 14, 2016, related to modifications to certain urban renewal plans to extend said plans in order to continue Boston's community development activities; and to petition for a 60 day extension.
31. Urban Design Informational Update
32. Action Plan Informational Update
33. Contractual
34. Personnel
35. Director Update

Very truly yours,



Teresa Polhemus, Secretary